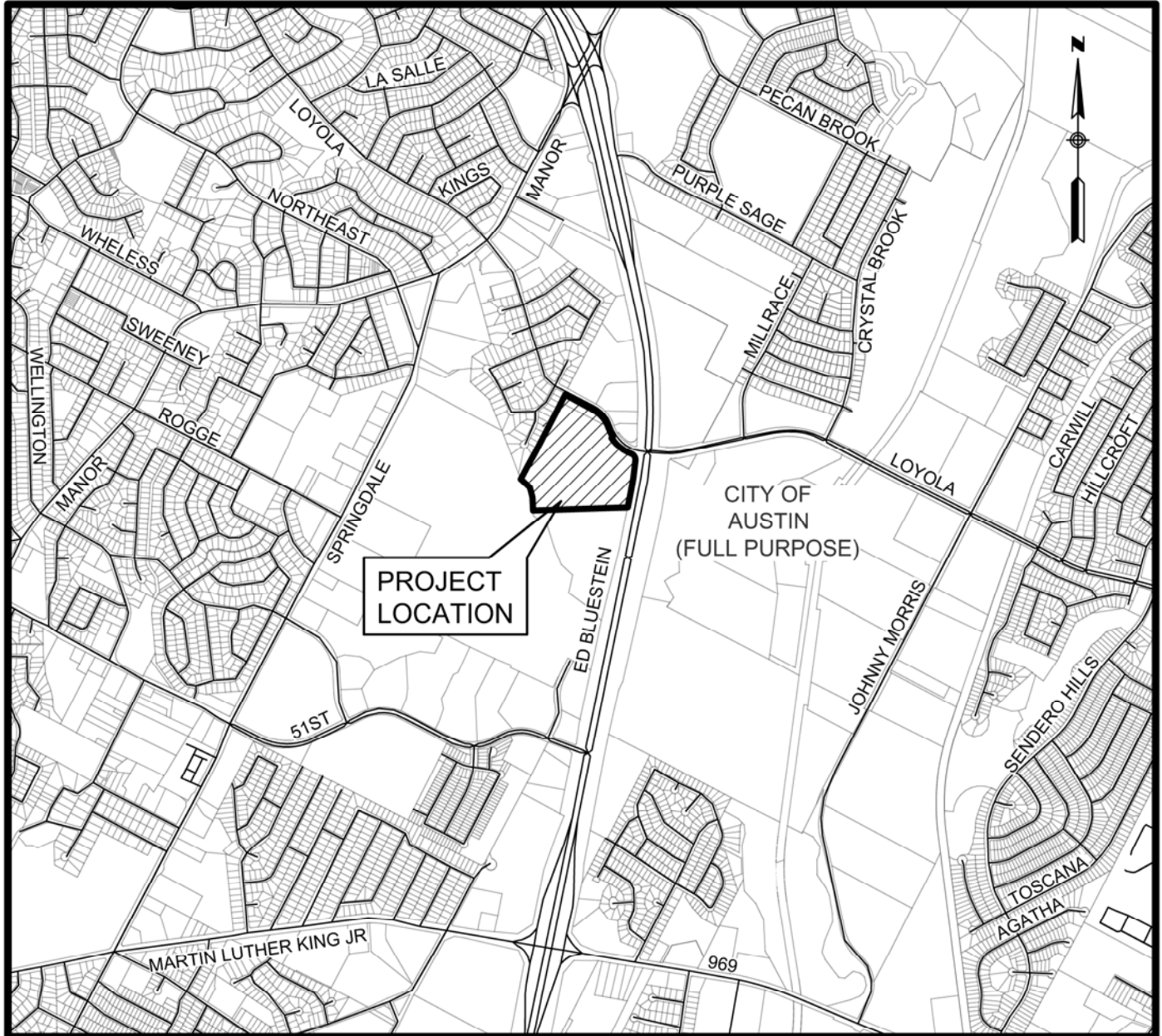
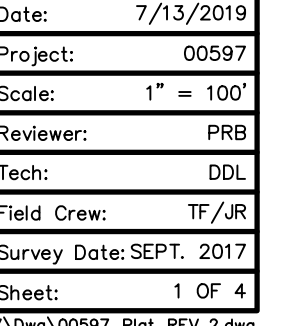


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0025.1A**PC DATE:** August 27, 2019**SUBDIVISION NAME:** AISD Loyola Final Plat**AREA:** 31.7 acres**LOTS:** 98**APPLICANT:** Austin Independent School District (Paul Turner)**AGENT:** LJA Engineering (John Clarke)**ADDRESS OF SUBDIVISION:** 5301 Loyola Lane**GRIDS:** MN25**COUNTY:** Travis**WATERSHED:** Little Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP/GR-MU-CO-NP**DISTRICT:** 1**LAND USES:** Residential and commercial**NEIGHBORHOOD PLAN:** University Hills**SIDEWALKS:** Sidewalks will be constructed along all interior streets, and the frontages of Loyola Lane and Ed Bluestein Boulevard.**DEPARTMENT COMMENTS:** The applicant requests approval of the AISD Loyola Lane final plat, comprised of 98 lots on 31.7 acres (91 single family lots, three commercial lots, and four landscape, open space, park and public access lots). The proposed lots comply with zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the final plat. The plat meets all applicable State and City of Austin Land Development Code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



LOCATION MAP

SCALE: 1" = 2,000'



STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT RSI COMMUNITIES–TEXAS, LLC REPRESENTED BY RYAN MATTOX, OWNER OF 31.7610 ACRES, BEING OUT OF THE JESSE C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOYOLA CENTER TRACT NO. 2, A SUBDIVISION RECORDED IN VOLUME 61, PAGE 18 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 31.357 ACRES TRACT OF LAND RECORDED IN VOLUME 4343, PAGE 1233 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED IN DOC. NO. 2018093801 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 31.7610, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

A.I.S.D. LOYOLA LANE FINAL PLAT

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, OWNERS OF PLAT, REPRESENTED BY IT PROPERTY INVESTMENTS LLC, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE _____ DAY OF _____, 20____ A.D.

BY: RYAN MATTOX, VICE PRESIDENT OF LAND DEVELOPMENT
RSI COMMUNITIES–TEXAS, LLC

RYAN MATTOX, VICE PRESIDENT OF LAND DEVELOPMENT
RSI COMMUNITIES–TEXAS, LLC
810 HESTERS CROSSING ROAD, SUITE 235
ROUND ROCK, TEXAS 78681

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN MATTOX, VICE PRESIDENT OF LAND DEVELOPMENT FOR RSI COMMUNITIES–TEXAS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS
THE _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC FOR TRAVIS, COUNTY, TEXAS

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____ A.D.

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D.,

AT _____ O’CLOCK ____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D., AT _____ O’CLOCK ____ M.,

IN THE OFFICIAL PUBLIC RECORDS OF

SAID COUNTY IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, CLERK, COUNTY COURT,
TRAVIS COUNTY, TEXAS

BY: DEPUTY

PLANNING COMMISSION

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS,

ON THIS, THE _____DAY OF _____ 20____

JAMES SHIEH, CHAIR

PATRICIA R. SEEGER, SECRETARY

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS,

THIS THE _____ DAY OF _____, 20____ A.D.

STEVE HOPKINS, FOR:
DENISE LUKAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

GENERAL NOTES:

- 1) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- 2) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN.
- 3) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 4) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 5) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 6) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25–8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 7) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
- 8) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER’S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 9) THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL–PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____ 20____
- 10) LOT 27, BLOCK A WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
- 11) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY’S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 12) LOTS 1 AND 18, BLOCK A, AND LOT 7, BLOCK C WILL MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS.
- 13) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN–OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 58–60 BLOCK A REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- 14) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 15) ACCESS FROM LOT 58 TO LOYOLA LANE IS PROHIBITED.
- 16) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: LOYOLA DRIVE, CORINNA ROAD, BLAKELY BEIND, LENA DRIVE, ZIA DRIVE AND CHRISTINA COURT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 17) THIS DEVELOPMENT IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) TO ALLOW A PERFORMANCE BASED DESIGN AS REQUIRED AND APPROVED BY THE FIRE MARSHAL.
- 18) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG US 183 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG US 183 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPT. OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 19) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____ 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 20) WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON LOT 27, BLOCK A. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
- 21) PARKLAND DEDICATION WILL BE PROVIDED FOR 97 UNITS BY THE DEDICATION OF LAND VIA EASEMENT AND A CREDIT FOR A TRAIL TO BE CONSTRUCTED. FISCAL SECURITY WAS POSTED WITH THE CITY UNTIL SUCH TIME AS THE EASEMENT IS RECORDED AND THE TRAIL IS CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT.

LOT SUMMARY:

USE:	ACREAGE	# OF LOTS
SINGLE FAMILY LOTS:	15.177	91
PRIVATE PARK, OPEN SPACE,	5.492	1
PUBLIC ACCESS:	0.046	1
LANDSCAPE:	0.431	2
COMMERCIAL:	6.504	3
R.O.W.:	4.111	N/A
TOTAL:	31.761	98

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000069253052.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2” IRON ROD WITH “4WARD CONTROL” CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM OPUS SOLUTIONS TAKEN ON AUGUST 09, 2017, 4WARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MONUMENT M–25–4002, HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 10,082,548.017, E 3,134,567.338, ELEV. 582.61’.

FLOODPLAIN NOTE:

THIS PROPERTY IS PARTIALLY LOCATED WITHIN ZONE “AE”, AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN, PARTIALLY LOCATED WITHIN ZONE ‘X’–SHADED, AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY WITHIN ZONE ‘X’, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NUMBER 48453C 0470K, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR’S CERTIFICATION:

I, JASON WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 25 OF THE AUSTIN CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE

JASON WARD, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5811
4WARD LAND SURVEYING

ENGINEER’S CERTIFICATION:

I, RUSSELL W. KOTARA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RUSSELL W. KOTARA, DATE
LICENSED PROFESSIONAL ENGINEER
REGISTRATION NO. 99350
LJA ENGINEERING FIRM NO. F.1386

A.I.S.D
LOYOLA LANE
FINAL PLAT
City Of Austin,
Travis County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	7/13/2019
Project:	00597
Scale:	1” = 100’
Reviewer:	PRB
Tech:	DDL
Field Crew:	TF/JR
Survey Date:	SEPT. 2017
Sheet:	2 OF 4

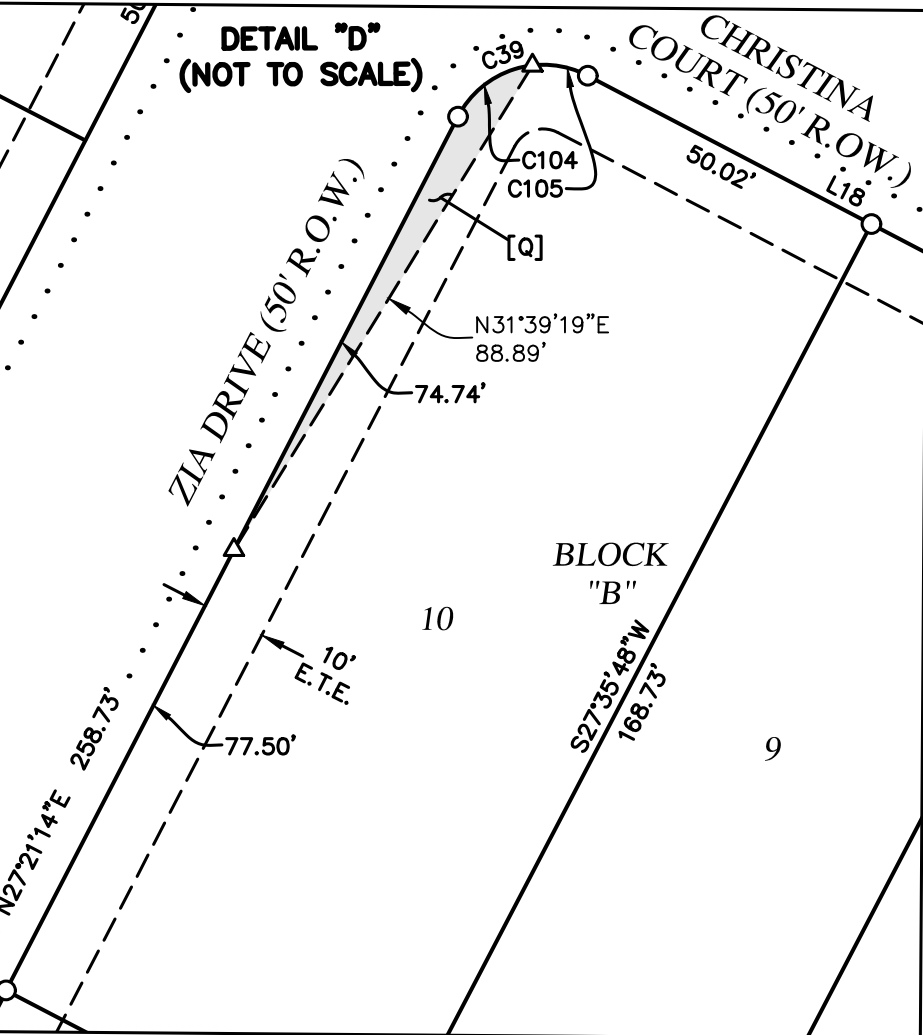
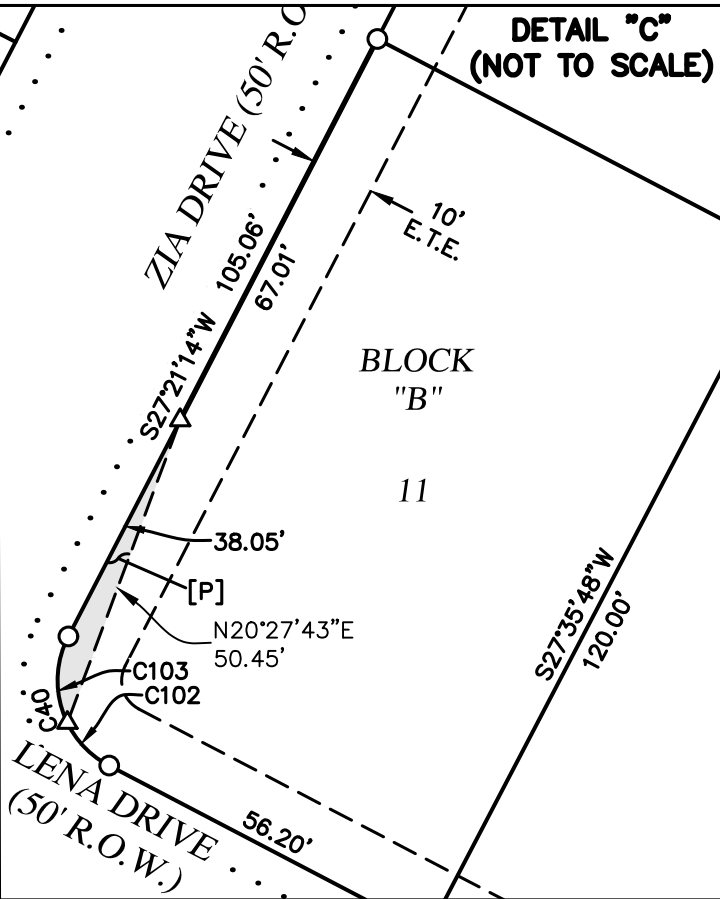
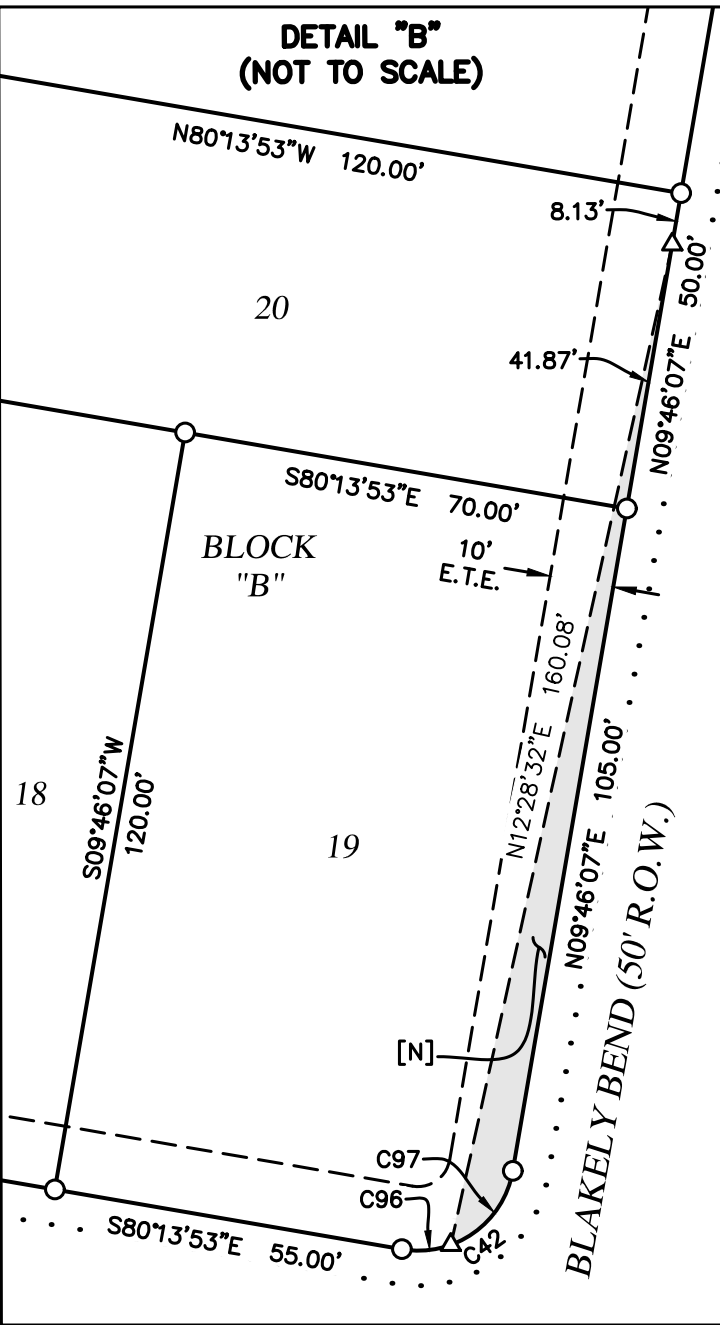
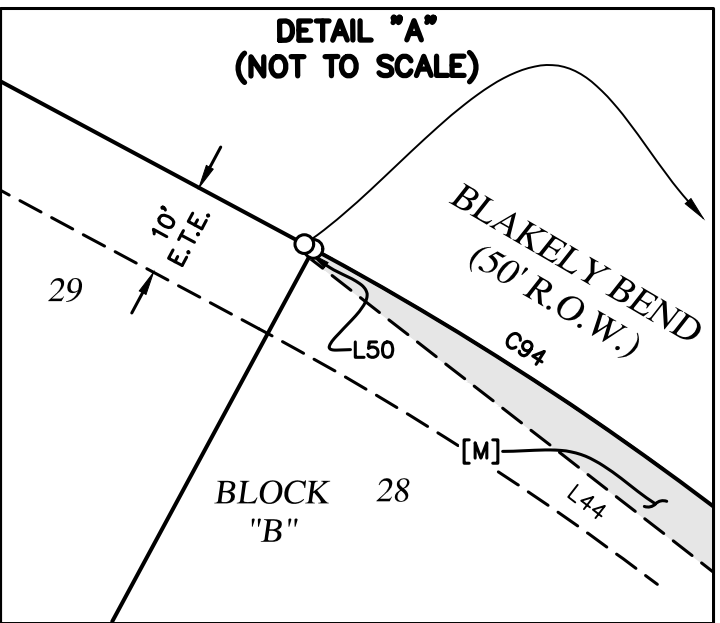
C8–2018–0025.1A

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	214.73'	5,599.65'	2°11'49"	S10°30'23"W	214.71'
C2	270.27'	400.00'	38°42'47"	S42°25'03"E	265.16'
C3	36.32'	400.00'	5°12'11"	S20°27'34"E	36.31'
C4	43.68'	490.00'	5°06'27"	S20°35'55"E	43.66'
C5	21.16'	490.00'	2°28'26"	S24°23'21"E	21.16'
C6	60.22'	490.00'	7°02'30"	S29°08'50"E	60.18'
C7	175.21'	5,599.65'	1°47'34"	S10°18'16"W	175.20'
C8	39.52'	5,599.65'	0°24'16"	S11°24'10"W	39.52'
C9	23.50'	15.00'	89°45'45"	S16°58'18"E	21.17'
C10	46.75'	275.00'	9°44'28"	S32°46'48"W	46.70'
C11	58.41'	325.00'	10°17'48"	S32°30'08"W	58.33'
C12	30.77'	25.00'	70°31'44"	S62°37'06"W	28.87'
C13	218.63'	50.00'	250°31'44"	S27°22'54"E	81.65'
C14	23.63'	15.00'	90°14'34"	N72°28'31"E	21.26'
C15	101.13'	325.00'	17°49'41"	S71°19'03"E	100.72'
C16	23.56'	15.00'	90°00'00"	S35°13'53"E	21.21'
C17	48.00'	275.00'	10°00'00"	S14°46'07"W	47.94'
C18	34.91'	25.00'	80°00'00"	S59°46'07"W	32.14'
C19	272.10'	60.00'	259°50'09"	S30°08'58"E	92.04'
C20	34.83'	25.00'	79°50'09"	N59°51'02"E	32.08'
C21	13.62'	15.00'	52°01'12"	S54°13'17"E	13.16'
C22	157.26'	50.00'	180°12'35"	N61°41'02"E	100.00'
C23	21.03'	25.00'	48°11'23"	N04°19'35"W	20.41'
C24	56.72'	325.00'	10°00'00"	N14°46'07"E	56.65'
C25	161.26'	375.00'	24°38'17"	N02°33'02"W	160.02'
C26	22.05'	15.00'	84°12'24"	N27°14'01"E	20.11'
C27	22.91'	15.00'	87°30'38"	S66°54'27"E	20.75'
C28	24.19'	15.00'	92°23'53"	S23°08'17"W	21.65'
C29	22.00'	15.00'	84°01'10"	N68°39'11"W	20.08'
C30	230.21'	375.00'	35°10'23"	N44°13'48"W	226.61'
C31	26.04'	15.00'	99°28'01"	N12°04'59"W	22.89'
C32	55.25'	325.00'	9°44'28"	S32°46'48"E	55.19'
C33	23.62'	15.00'	90°14'15"	N73°01'42"E	21.26'
C34	21.08'	15.00'	80°31'59"	N77°55'01"E	19.39'
C35	49.42'	275.00'	10°17'48"	N32°30'08"E	49.35'
C36	23.50'	15.00'	89°45'26"	N17°31'29"W	21.17'
C37	218.63'	50.00'	250°31'44"	N62°51'40"E	81.65'
C38	30.77'	25.00'	70°31'44"	S27°08'20"E	28.87'
C39	23.63'	15.00'	90°14'34"	N72°28'31"E	21.26'
C40	23.50'	15.00'	89°45'26"	N17°31'29"W	21.17'
C41	85.57'	275.00'	17°49'41"	N71°19'03"W	85.22'
C42	23.56'	15.00'	90°00'00"	S54°46'07"W	21.21'
C43	406.05'	325.00'	71°35'06"	S26°01'26"E	380.15'
C44	17.86'	275.00'	3°43'17"	S29°46'13"W	17.86'
C45	28.89'	275.00'	6°01'11"	S34°38'27"W	28.88'
C46	34.59'	325.00'	6°05'51"	S34°36'07"W	34.57'
C47	23.82'	325.00'	4°11'57"	S29°27'13"W	23.81'
C48	19.94'	50.00'	22°51'17"	S86°27'19"W	19.81'
C49	198.03'	50.00'	226°55'18"	S38°25'58"E	91.73'
C50	0.66'	50.00'	0°45'08"	N27°43'49"E	0.66'
C51	51.31'	325.00'	9°02'44"	S66°55'34"E	51.26'
C52	49.82'	325.00'	8°46'58"	S75°50'24"E	49.77'
C53	30.00'	275.00'	6°15'05"	S12°53'39"W	29.99'
C54	17.99'	275.00'	3°44'55"	S17°53'39"W	17.99'
C55	26.42'	60.00'	25°13'30"	S87°09'22"W	26.20'
C56	35.82'	60.00'	34°12'33"	S57°26'20"W	35.29'
C57	28.45'	60.00'	27°10'08"	S26°44'59"W	28.19'
C58	35.82'	60.00'	34°12'33"	S03°56'22"E	35.29'
C59	35.82'	60.00'	34°12'33"	S38°08'55"E	35.29'
C60	40.40'	60.00'	38°34'35"	S74°32'30"E	39.64'
C61	69.36'	60.00'	66°14'15"	N53°03'05"E	65.57'
C62	12.37'	25.00'	28°21'29"	N34°06'43"E	12.25'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C63	22.46'	25.00'	51°28'40"	N74°01'47"E	21.71'
C64	18.55'	50.00'	21°15'17"	S38°50'19"E	18.44'
C65	38.12'	50.00'	43°40'51"	S71°18'24"E	37.20'
C66	16.11'	50.00'	18°27'19"	N39°41'03"E	16.04'
C67	51.38'	50.00'	58°52'40"	N01°01'04"E	49.15'
C68	0.69'	25.00'	1°34'45"	N27°37'54"W	0.69'
C69	20.34'	25.00'	46°36'38"	N03°32'12"W	19.78'
C70	12.06'	325.00'	2°07'36"	N18°42'19"E	12.06'
C71	44.66'	325.00'	7°52'24"	N13°42'19"E	44.63'
C72	26.20'	375.00'	4°00'12"	N07°46'01"E	26.20'
C73	46.91'	375.00'	7°10'00"	N02°10'55"E	46.87'
C74	46.91'	375.00'	7°10'00"	N04°59'05"W	46.87'
C75	41.24'	375.00'	6°18'06"	N11°43'08"W	41.22'
C76	46.99'	375.00'	7°10'46"	N30°13'59"W	46.96'
C77	51.07'	375.00'	7°48'09"	N37°43'27"W	51.03'
C78	51.07'	375.00'	7°48'09"	N45°31'36"W	51.03'
C79	51.07'	375.00'	7°48'09"	N53°19'46"W	51.03'
C80	30.01'	375.00'	4°35'09"	N59°31'25"W	30.01'
C81	8.06'	50.00'	9°13'57"	S57°47'13"E	8.05'
C82	36.78'	50.00'	42°08'41"	S32°05'54"E	35.95'
C83	36.79'	50.00'	42°09'16"	S10°03'05"W	35.96'
C84	36.75'	50.00'	42°06'31"	S52°10'59"W	35.93'
C85	36.83'	50.00'	42°12'01"	N85°39'45"W	36.00'
C86	63.43'	50.00'	72°41'16"	N28°13'06"W	59.26'
C87	2.56'	25.00'	5°52'15"	N05°11'24"E	2.56'
C88	28.21'	25.00'	64°39'29"	N30°04'27"W	26.74'
C89	51.03'	325.00'	8°59'45"	N05°16'14"E	50.98'
C90	70.79'	325.00'	12°28'49"	N05°28'03"W	70.65'
C91	70.79'	325.00'	12°28'49"	N17°56'52"W	70.65'
C92	70.79'	325.00'	12°28'49"	N30°25'41"W	70.65'
C93	70.79'	325.00'	12°28'49"	N42°54'30"W	70.65'
C94	70.79'	325.00'	12°28'49"	N55°23'19"W	70.65'
C95	1.06'	325.00'	0°11'16"	N61°43'21"W	1.06'
C96	7.78'	15.00'	29°44'05"	S84°54'04"W	7.70'
C97	15.78'	15.00'	60°15'55"	N39°54'04"E	15.06'
C98	17.68'	275.00'	3°41'01"	S14°10'42"W	17.68'
C99	12.33'	275.00'	2°34'05"	N11°03'09"E	12.32'
C100	8.04'	15.00'	30°42'34"	S64°52'36"E	7.94'
C101	15.52'	15.00'	59°17'26"	S19°52'36"E	14.84'
C102	9.52'	15.00'	36°22'06"	N44°13'09"W	9.36'
C103	13.98'	15.00'	53°23'21"	N00°39'34"E	13.48'
C104	14.73'	15.00'	56°15'08"	N55°28'48"E	14.14'
C105	8.90'	15.00'	33°59'26"	S79°23'55"E	8.77'
C106	17.33'	15.00'	66°11'50"	S70°44'57"W	16.38'
C107	3.76'	15.00'	14°22'26"	S68°57'55"E	3.75'
C108	5.44'	15.00'	20°47'27"	N52°00'28"W	5.41'
C109	18.06'	15.00'	68°57'59"	N07°07'45"W	16.98'
C110	13.49'	15.00'	51°30'48"	N36°05'46"W	13.04'
C111	10.01'	15.00'	38°14'56"	N08°47'06"E	9.83'
C112	17.75'	15.00'	67°47'32"	N84°15'03"E	16.73'
C113	5.88'	15.00'	22°26'43"	N39°07'56"E	5.84'
C114	33.11'	50.00'	37°56'28"	N67°52'57"E	32.51'

LINE TABLE (RECORD)		
LINE #	DIRECTION	LENGTH
{L1}	{N59°16'00"W}	{134.80'}
{L2}	{S59°50'00"E}	{157.25'}
{L3}	{N28°27'00"E}	{67.00'}
{L4}	{N60°42'00"W}	{116.60'}
{L5}	{N27°59'00"E}	{120.00'}
<L5>	<N27°59'00"E>	{120.00'}

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N60°14'30"W	135.07'
L2	S60°08'17"E	157.26'
L3	N27°06'25"E	66.68'
L4	N62°10'21"W	116.51'
L5	N26°49'50"E	120.51'
L6	S27°54'34"W	32.98'
L7	N27°21'14"E	37.24'
L8	S09°46'07"W	75.05'
L9	S19°46'07"W	82.79'
L10	S80°13'53"E	54.78'
L11	N19°46'07"E	68.84'
L12	N69°20'14"E	134.58'
L13	S69°20'14"W	134.88'
L14	N61°48'59"W	81.03'
L15	N37°39'02"E	25.17'
L16	N27°54'34"E	32.65'
L17	N27°21'14"E	29.32'
L18	S62°24'12"E	77.43'
L19	S61°48'59"E	94.37'
L20	S31°00'40"E	86.30'
L21	N76°03'10"W	71.61'
L22	N57°26'20"E	133.72'
L23	N66°48'34"W	72.03'
L24	N27°43'49"E	67.04'
L25	S62°38'46"E	72.18'
L26	S29°18'44"W	25.05'
L27	S27°01'44"W	33.93'
L28	N62°38'46"W	105.18'
L29	N62°38'46"W	14.82'
L30	S62°38'46"E	110.00'
L31	N65°30'46"W	128.67'
L32	N62°24'12"W	55.69'
L33	N71°19'03"W	48.04'
L34	N06°37'54"E	46.08'
L35	N30°25'41"W	44.57'
L36	N42°54'30"W	44.57'
L37	N55°23'19"W	44.57'
L38	N28°11'01"E	120.00'
L39	N28°54'53"W	87.91'
L40	S46°17'26"E	67.52'
L41	N61°48'59"W	127.08'
L42	N19°46'07"E	31.83'
L43	N27°21'14"E	50.00'
L44	N52°08'15"W	70.11'
L45	N42°05'18"W	69.46'
L46	N30°25'41"W	69.35'
L47	N17°56'52"W	69.35'
L48	N07°06'16"W	69.59'
L49	N02°42'19"E	64.64'
L50	N28°22'17"E	1.00'
L51	S65°30'46"E	136.93'
L52	N17°57'27"W	121.84'
L53	N15°01'10"W	124.27'
L54	N20°54'39"W	86.09'
L55	N32°10'56"W	112.40'
L56	N44°40'11"W	79.87'
L57	N26°32'08"W	73.43'



A.I.S.D

LOYOLA LANE

FINAL PLAT

City Of Austin,

Travis County, Texas

4WARD

Land Surveying

A Limited Liability Company

PO Box 90876, Austin Texas 78709

WWW.4WARDLS.COM (512) 537-2384

TBPLS FIRM #10174300

Date: 7/13/2019

Project: 00597

Scale: 1" = 100'

Reviewer: PRB

Tech: DDL

Field Crew: TF/JR

Survey Date: SEPT. 2017

Sheet: 3 OF 4

C8-2018-0025.1A

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